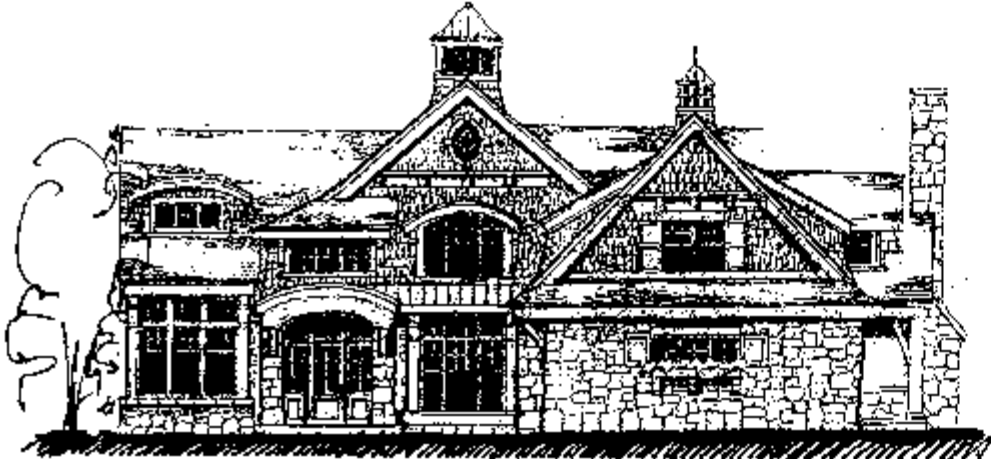


WILLIAMS CREEK MANOR

Residential Subdivision

7899 High Drive



**Williams Creek
Manor, LLC**

WILLIAMS CREEK TOWN COUNCIL
April 11, 2016



Applicant:

Williams Creek Manor, LLC

Legal Counsel:

Ice Miller LLP

Timothy Ochs

One American Square

Suite 2900

Indianapolis, IN 46282-0200

317-236-5952

Engineer:

American StructurePoint, Inc.

7260 Shadeland Station

Indianapolis, IN 46256

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TAB 1

WILLIAMS CREEK MANOR

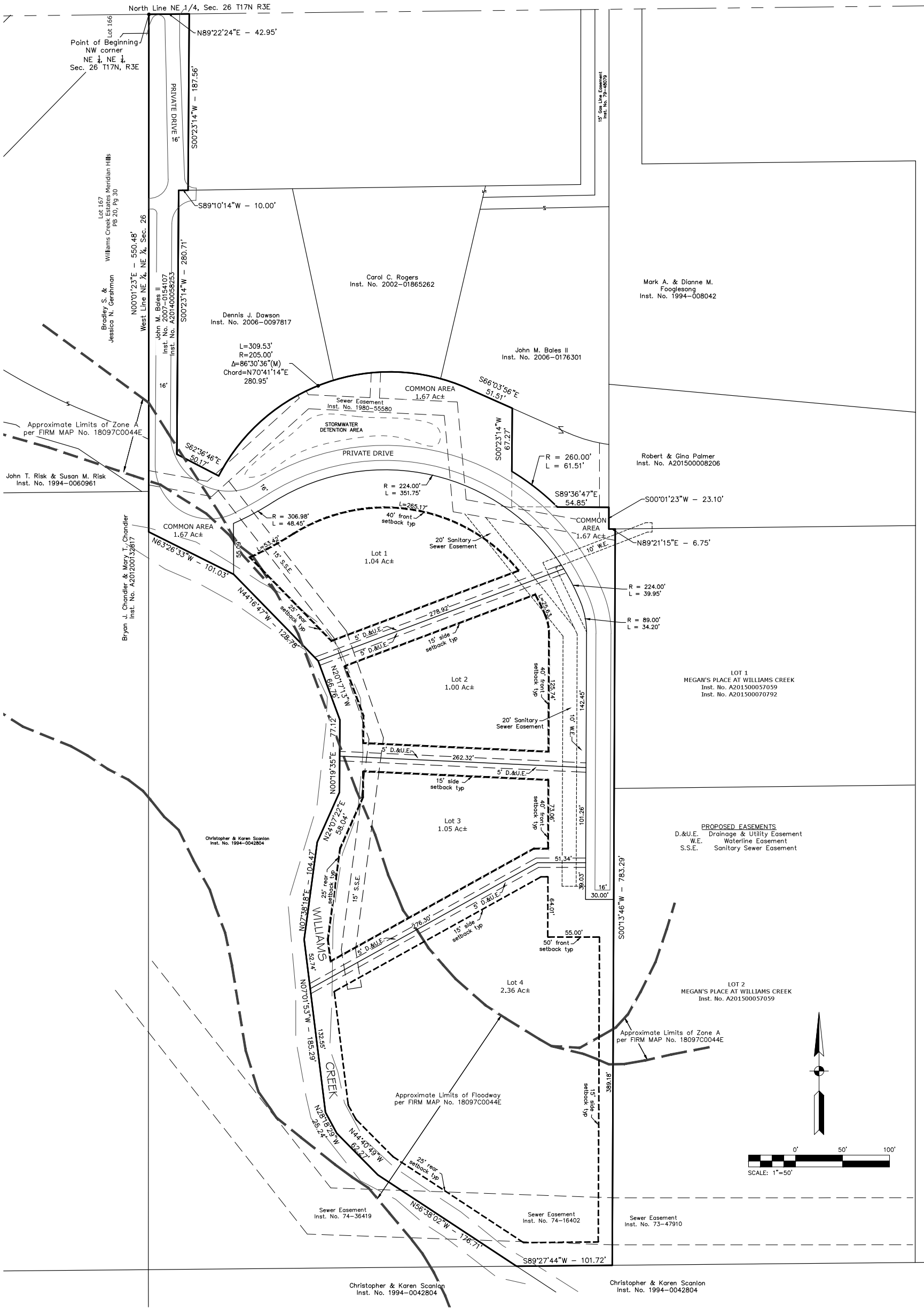
Aerial Location Map



TAB 2

WILLIAMS CREEK MANOR
SECONDARY PLAT

Part of the Northeast Quarter of the Northeast Quarter of Section 26, Township 17 North,
Range 3 East of the Second Principal Meridian, Washington Township, Marion County, Indiana



OWNER/SUBDIVIDER
Williams Manor, LLC
11825 Broadway Street
Indianapolis, Indiana 46236

SURVEYOR
Tracy L. McGill
American Structurepoint, Inc
7260 Shadeland Station
Indianapolis, Indiana 46256
317-547-5580
tmcgill@structurepoint.com
Date:
Project No. 2015.02127

SOURCE OF TITLE
Inst. No. 2007-01541071
Inst. No. A201400058253
PROPOSED USE
RESIDENTIAL ADDITON

SHEET 1 OF 2



WILLIAMS CREEK MANOR

SECONDARY PLAT

Part of the Northeast Quarter of the Northeast Quarter of Section 26, Township 17 North,
Range 3 East of the Second Principal Meridian, Washington Township, Marion County, Indiana

LEGAL DESCRIPTION

A part of the Northeast Quarter of the Northeast Quarter of Section 26, Township 17 North, Range 3 East of the Second Principal Meridian, Washington Township, Marion County, Indiana, and being more particularly described as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 26, Township 17 North, Range 3 East; thence North 89 degrees 22 minutes 24 seconds East (assumed) 42.95 feet along the north line of said quarter section to a point on the northerly extension of the West line of Parcel Number One in the Irving Williams Survey recorded as an attachment to Instrument Number 1959-60045 on file in the Office of the Recorder of Marion County, Indiana; thence South 00 degrees 23 minutes 14 seconds West 187.56 feet along said West line and its Northerly extension to the Southwest corner of said Parcel Number One and a point on the North line of Parcel Number Three in said Irving Williams Survey; thence South 89 degrees 10 minutes 14 seconds West 10.00 feet along said North line to the Northwest corner of said Parcel Number Three; thence South 00 degrees 23 minutes 14 seconds West 280.71 feet along the West line of said Parcel Number Three to the Southwest corner of said Parcel Number Three; thence South 62 degrees 36 minutes 46 seconds East 50.17 feet to the Southermost corner of said Parcel Number Three; thence northeasterly, easterly and southeasterly 309.47 feet along an arc to the right having a radius of 205.00 feet and subtended by a long chord having a bearing of North 70 degrees 40 minutes 46 seconds East and a length of 280.91 feet, on and along the South lines of Parcels Numbered Three, Four and Five in said Irving Williams Survey; thence South 66 degrees 03 minutes 56 seconds East 51.51 feet along the South line of said Parcel Number Five to the Northwest corner of a 0.22 acre parcel as described in Instrument Number 2006-0176301 on file in said Office of the Recorder; thence South 00 degrees 23 minutes 14 seconds West 67.27 feet along the West line of said 0.22 acre parcel; thence southeasterly 61.51 feet along an arc to the right having a radius of 260.00 feet and subtended by a long chord having a bearing of South 51 degrees 58 minutes 34 seconds East and a length of 61.37 feet to the south line of said 0.22 acre parcel; thence South 89 degrees 36 minutes 47 seconds East 54.85 feet along the South line of said 0.22 acre parcel to the west line that parcel described in Instrument Number A201500008206 on file in said office of the Recorder; thence South 00 degrees 01 minutes 23 seconds West 23.10 feet along said west line of that parcel described in Instrument Number A201500008206 to the southwest corner thereof; thence North 89 degrees 21 minutes 15 seconds East 6.75 feet along the south line of said parcel to the west line of Megan's Place at Williams Creek, the plat of which is recorded as Instrument Number A201500057059 in said Office of the Recorder; thence South 00 degrees 13 minutes 46 seconds West 783.29 feet to a point on the South line of the Northeast Quarter of the Northeast Quarter of said Section 26; thence South 89 degrees 27 minutes 44 seconds West 101.72 feet a point in Williams Creek; thence along Williams Creek the following ten (10) courses: 1) North 56 degrees 38 minutes 02 seconds West 176.71 feet; 2) North 44 degrees 40 minutes 49 seconds West 62.27 feet; 3) North 28 degrees 18 minutes 29 seconds West 25.24 feet; 4) North 07 degrees 01 minutes 53 seconds West 185.29 feet; 5) North 07 degrees 38 minutes 18 seconds East 104.47 feet ; 6) North 24 degrees 07 minutes 22 seconds East 58.04 feet; 7) North 00 degrees 19 minutes 35 seconds East 77.12 feet; 8) North 20 degrees 17 minutes 13 seconds West 66.76 feet; 9) North 44 degrees 16 minutes 47 seconds West 128.78 feet; 10) North 63 degrees 26 minutes 33 seconds West 101.03 feet to a point on the West line of the Northeast Quarter of the Northeast Quarter of said Section 26; thence North 00 degrees 01 minutes 23 seconds East 550.48 feet along said West line to the point of beginning and containing 7.12 acres, more or less.

CERTIFICATE OF SURVEY

This subdivision consists of 4 lots numbered 1, 2, 3 & 4 and one Common Area

The size of lots and width of access easement are shown in feet and decimal parts thereof.

Cross-reference is hereby made to a survey recorded as Instrument Number _____ in the Office of the Recorder of Marion County, Indiana.

I, Tracy L. McGill, the undersigned certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that the within Plat represents a Subdivision of the lands surveyed within the cross referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of the survey revealed by the cross-referenced survey and any lines that are common with the new subdivision.

Certified this __ day of _____ 2016

American Structurepoint, Inc.

Tracy L. McGill, PLS

Professional Land Surveyor No. 20500009

State of Indiana

SITE DISTANCE COVENANT

Site obstruction: No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between .two (2) and nine (9) feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting points twenty-five (25) feet from the intersection of such street lines, or in the case of a rounded property corner, from the intersection of the street lines extended, the same sight line limitations shall apply to any lot within ten (10) feet from the intersection of a street line with the edge of a driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage is maintained at a sufficient height to prevent obstruction of such sight lines.

STORM DRAINAGE COVENANT (DRAINAGE AND FLOOD CONTROL)

As stated in section 561-232, the owner(s) of this parcel shall Include the following covenant on the recorded plat:

It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the drainage plan as approved for this plat by the Division of Compliance of the Department of Metropolitan Development of the City of Indianapolis and the requirements of all drainage permits for this plat issued by such department.

SANITARY SEWER COVENANT

The owner(s) of this parcel shall include the following covenant on the recorded plat, as per section 671-157:

It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply with the provisions of the sanitary sewer construction approved by the Division of Compliance of the Department of Metropolitan Development and the requirements of all sanitary sewer construction permits for this plan issued by such Division. Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to continue on Portion of the owner's real estate in which the easement and right-of-way are granted without express written permission, when duly recorded, shall run with the real estate. The Division of Compliance and the Department of Public Works and their agents, shall have the right to ingress and egress, for temporary periods only, over the owners real estate adjoining such easement and right-of-way, when necessary to construct, repair or maintain sanitary sewer facilities.

ENFORCEMENT COVENANT

Metropolitan Development Commission: The Metropolitan Development Commission, its successors and assigns shall have no right, power or authority to enforce any covenants, restrictions or other limitations contained herein other than those covenants, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provision of this article, or any conditions attached to approval of this plat by the Plat Committee."

OWNER'S DEDICATION

The undersigned, _____ owner of the subject parcel described in instrument no. 201200039426 being The Manor at Williams Creek, does hereby lay off, plat and subdivide the same in accordance with the within plat and description. This plat consists of 3 lots, together with the easements and public ways as shown on the within plat.

All rights of way shown on this plat and not heretofore dedicated are hereby dedicated to the public for its use as public ways.

Owner:

By: _____

State of Indiana)

) SS

County of Marion)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ and acknowledged the execution of this instrument as their voluntary act and deed and affix their signatures thereto.

Witness my signature and seal this ____ day of _____ 2016.

Notary Public

Printed Name

County of Residence: _____

My Commission Expires: _____

OWNER/SUBDIVIDER
Williams Manor, LLC
11825 Broadway Street
Indianapolis, Indiana 46236

SURVEYOR
Tracy L. McGill
American Structurepoint, Inc
7260 Shadeland Station
Indianapolis, Indiana 46256
317-547-5580
tmcgill@structurepoint.com
Date:
Project No. 2015.02127

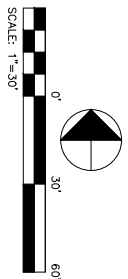
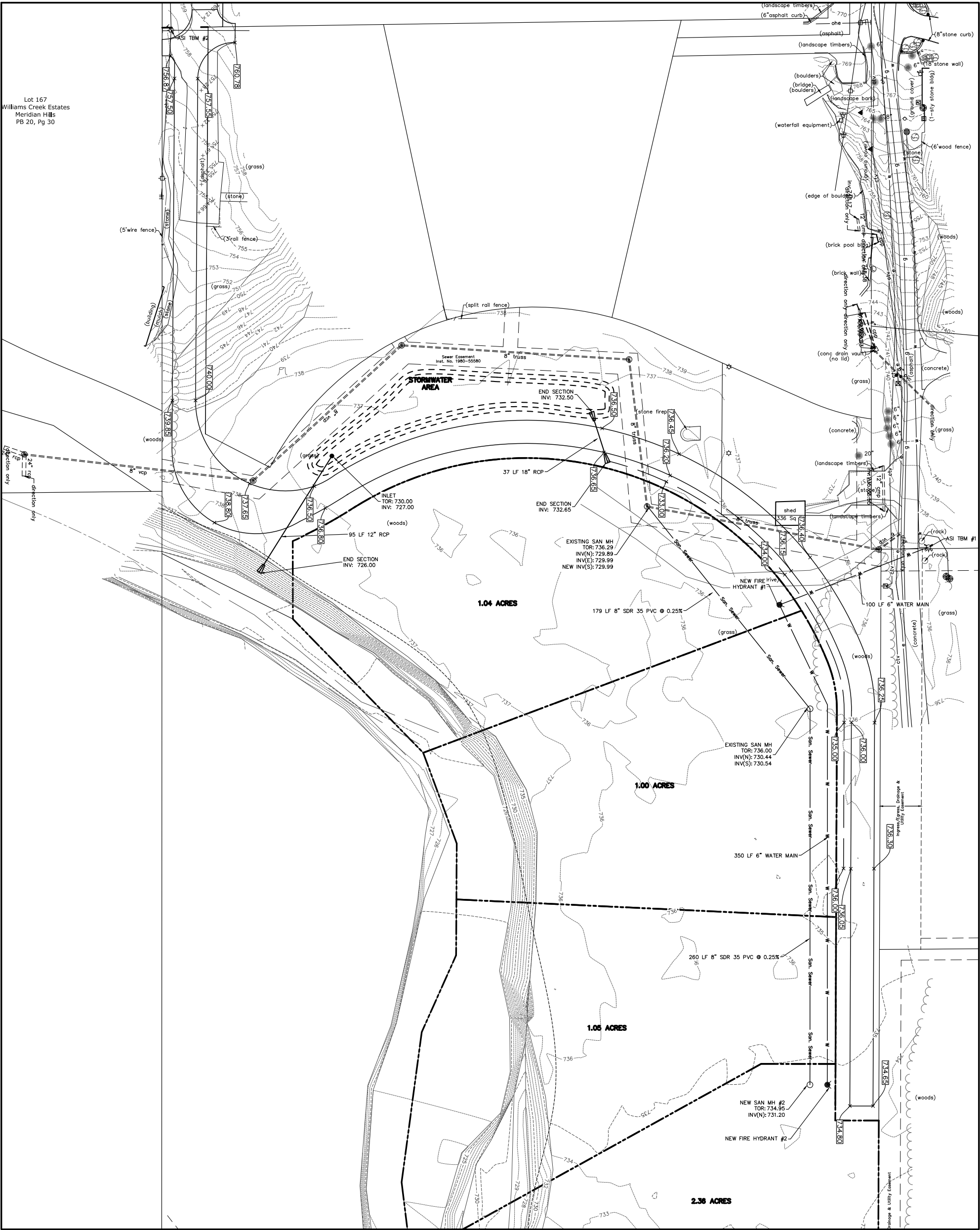
SOURCE OF TITLE
Inst. No. 2007-01541071
Inst. No. A201400058253

PROPOSED USE
RESIDENTIAL ADDITON

SHEET 2 OF 2

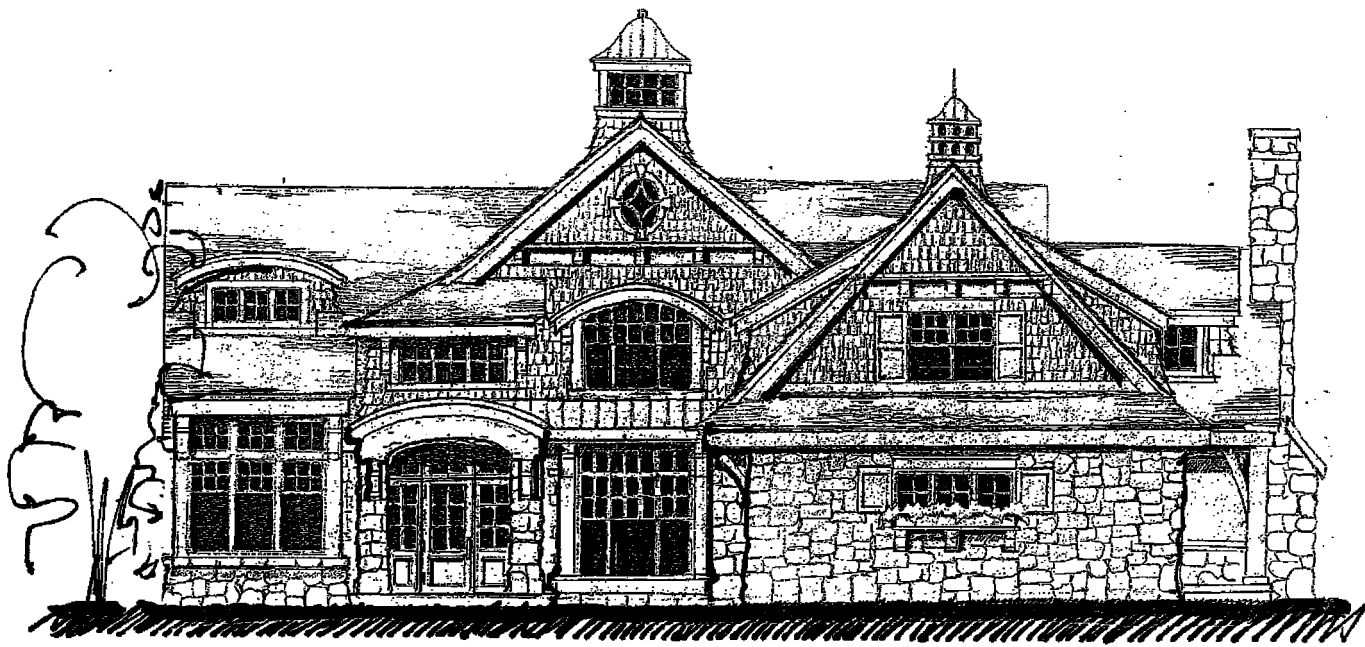


TAB 3

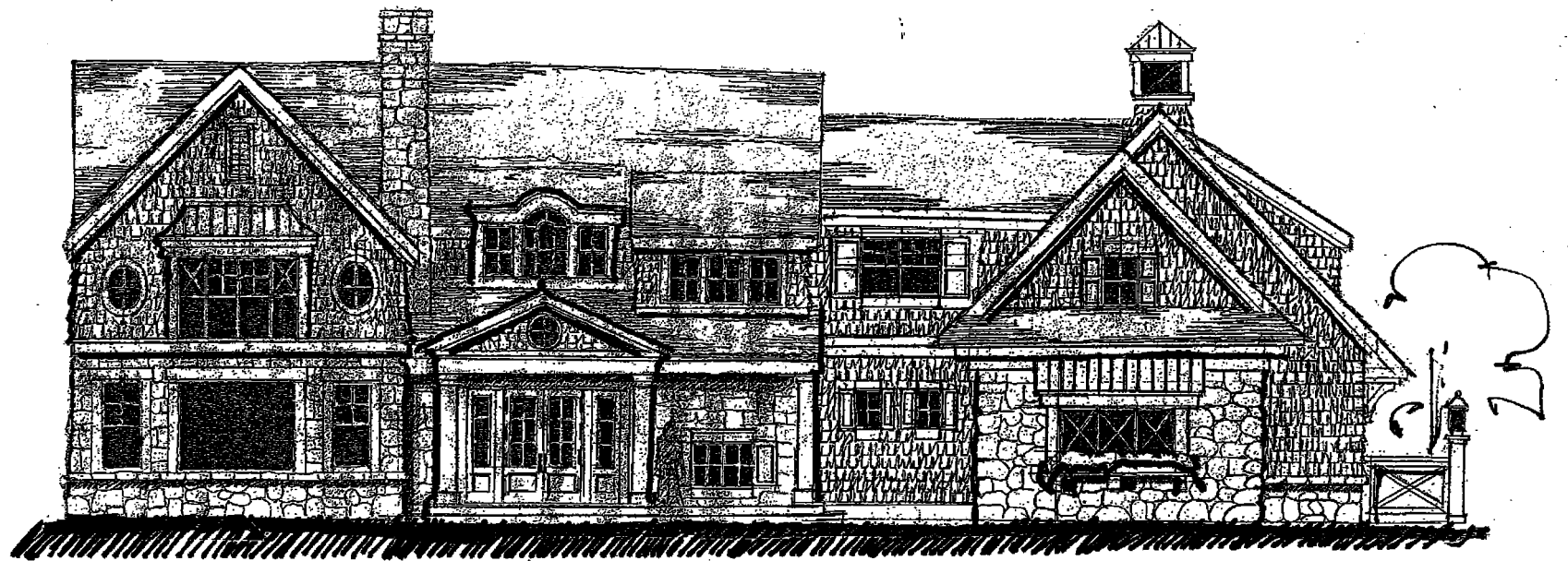


DRAWING NUMBER C-400 PROJECT NUMBER 20150128	PRELIMINARY NOT FOR CONSTRUCTION	PROJECT WILLIAMS MANOR OVERALL UTILITY PLAN INDIANAPOLIS, IN	REVISIONS:		
			REV#	DATE	
			DESCRIPTION		
ISSUE DATE: 03/10/2016 DRAWN BY: [signature] CHECKED BY: [signature] SCALE: 1\"/>			Surveyor: American Structurepoint 7260 Shadeland Station, Indianapolis, IN 46256 317-547-5580		 7440 N. Shadeland Avenue, Suite 202 Indianapolis, IN 46250 Phone: (317) 598-6647

TAB 4



HOUSE CONCEPT



HOUSE CONCEPT

WILLIAMS CREEK MANOR

• conceptual design •

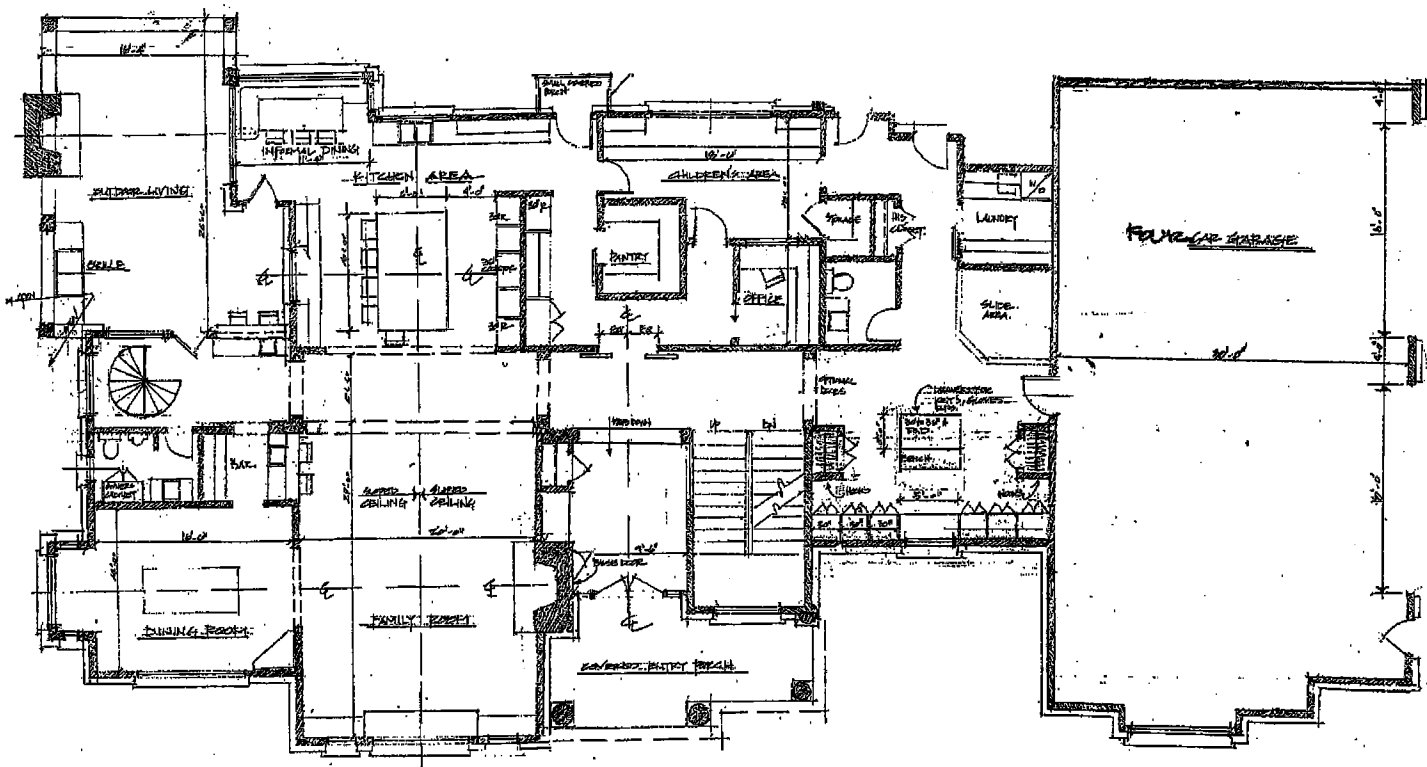
GARY NANCE DESIGN
Architectural Concepts
These design concepts are the property of
Gary Nance Design and may not be used
without approval from Gary Nance Design



TAB 5

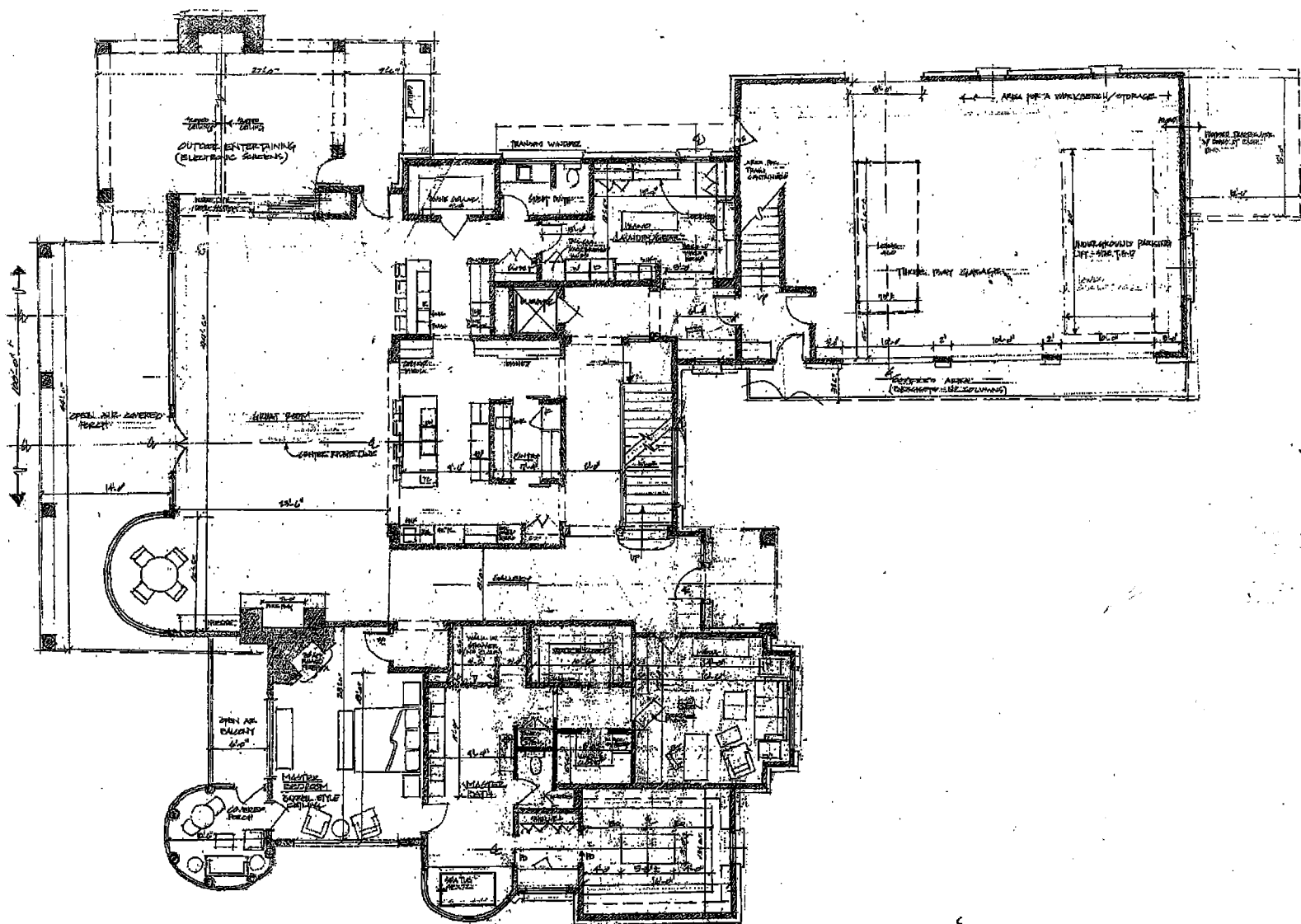
WILLIAMS CREEK MANOR

conceptual design



Floor Plan Option A:

Estimated Square Footage: 3,485 (First Floor Only)



Floor Plan Option B:

Estimated Square Footage: 5,026 (First Floor Only)

GARY NANCE DESIGN
Architectural Concepts
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TAB 6

C. Cross-section and right-of-way⁶⁶⁹

All subdivisions shall provide right-of-way and cross-sections in accordance with the Official Thoroughfare Plan. If the Official Thoroughfare Plan does not indicate the street, the cross-section standards in Table 741-303-1: Minimum Street Cross-Section Standards shall be provided.

Table 741-303-1: Minimum Street Cross-Section Standards⁶⁷⁰				
Street Type (Two-way unless noted otherwise)	Minimum Right-of-way width		Minimum Pavement Width⁶⁷¹	
	In the Compact Context Area	In the Metro Context Area	In the Compact Context Area	In the Metro Context Area
Primary Arterial	100 feet ⁶⁷²	120 feet ⁶⁷³	As determined by DPW	As determined by DPW
Secondary Arterial	80 feet ⁶⁷⁴	100 feet ⁶⁷⁵	As determined by DPW	As determined by DPW
Collector	60 feet	60 feet	30 feet	32 feet
Collector in Residential subdivisions	55 feet	60 feet	28 feet	28 feet
Collector in Residential subdivisions, Divided	60 feet	60 feet	18 feet each way	18 feet each way
Local	50 feet	50 feet	26 feet	28 feet
Local in Residential subdivisions	45 feet	50 feet	24 feet	24 feet
Alley	15 feet	20 feet	15 feet	18 feet
Cul-de-sac radius	50 feet	50 feet	38 feet ⁶⁷⁶	38 feet ⁶⁷⁷

D. Cul-de-sacs

1. In the Metro Context Area, cul-de-sac lengths shall not exceed 500 feet or serve more than 20 dwelling units. In the Compact Context Area, cul-de-sac lengths shall not exceed 300 feet⁶⁷⁸ or serve more than 20 dwelling units. A cul-de-sac's length shall be measured from the center point of the cul-de-sac bulb or turn-around to the centerline of the right-of-way of the nearest intersecting through street.

⁶⁶⁹ Generally from Sec. 735-322(a)(1) with the specific numbers added. Numbers are needed because neither the Official Thoroughfare Plan nor DPW's reference to Standards for Street and Bridge Design and Construction (G.O. 49, 1972/Standards for Acceptance of Streets and Bridges of the City-County Council of Indianapolis and Marion County, Indiana) addresses the lower classifications of streets.

⁶⁷⁰ Standards for primary and secondary arterials and cul-de-sac radii are reduced. Standards for all other types of streets are new.

⁶⁷¹ Minimum standards for primary and secondary arterials are under discussion.

⁶⁷² Reduced from 140 ft.

⁶⁷³ Reduced from 140 ft.

⁶⁷⁴ Reduced from 120 ft.

⁶⁷⁵ Reduced from 120 ft.

⁶⁷⁶ Reduced from 50 ft.; sidewalks and drive way aprons with this pavement can accommodate fire trucks.

⁶⁷⁷ Reduced from 50 ft.; sidewalks and drive way aprons with this pavement can accommodate fire trucks.

⁶⁷⁸ New standard although customarily has been applied for a long-time; International Fire Code (2012) policy guidance for hydrant distance to single-family residences is 200 feet on a dead-end or cul-de-sac with a spacing maximum of 400 feet. Sister cities range from 200' to 600'; Blocks range from 200' to 800' (excluding rural areas). Added distinction between Metro and Compact and increased length in Metro to 400 ft. Council raised to 500'